

MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
May 22, 2007

Due to the absence of Chairman David Barger, Vice-Chairman David Trout called the meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, May 22, 2007, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE: Those members present were:

Terry Collier
Shirley Fleck
Ross Holloway
Mike Kirsch
Marilyn Siderewicz, Secretary
Joanne Stuttgen
David Trout, Vice-Chairman
Tom Williams

MINUTES:

The minutes of the March 27, 2007, and April 24, 2007, meetings were approved upon a motion by Tom Williams and a second by David Trout. Motion passed unanimously.

P-07-05-01. Paul Berry, 589 Valley Drive, Martinsville, IN.

Requested a Minor Plat Approval on an existing parcel with duplexes, containing approximately 1.73 acres, forming three lots, located in the 1100 block of Leota Drive (south from E. South Street).

Attorney Phil Smith represented Paul Berry. Mr. Smith asked that the request for a Minor Plat Approval in the 1100 block of Leota Drive be tabled until the June 26, 2007, meeting of the Plan Commission.

MOTION: Tom Williams made a motion to table the request for a Minor Plat Approval on an existing parcel with duplexes in the 1100 block of Leota Drive until the June 26, 2007, meeting. The motion was seconded by Terry Collier and passed unanimously.

P-07-05-02. Danny R. Henry, 3045 Old Morgantown Road, Martinsville, IN.

Requested Minor Plat Approval to subdivide approximately 23 acres into four lots (3 single family residential and 1 unbuildable), located at 3045 Old Morgantown Road.

Ross Drapalik made the presentation to the Commission. Drawings of the area were distributed. Mr. Drapalik stated that Danny and Kathie Henry wanted minor plat approval for a four lot subdivision on property located at 3045 Old Morgantown Road. This would be creating two additional lots. There would be septic systems. Lots 2 and 3 have been soil tested. The Painted Hills Water Company would supply water. The area is prone to 100-year flooding and the septic systems would have to be above flood elevation. Lot 1 has an existing home and new homes would be built on lots 2 and 3.

City Engineer Ross Holloway stated that all requirements have been met. Mr. Holloway said that the 911 Coordinator requested that the lanes be named, and there needs to be a statement regarding drainage and erosion.

REMONSTRATORS: None.

MOTION: Tom Williams made a motion to give Minor Plat Approval to subdivide approximately 23 acres into four lots (3 single family residential and 2 unbuildable), located at 3045 Old Morgantown Road as requested by Danny R. Henry contingent on meeting the requirements of the 911 coordinator by giving names to the lanes. The motion was seconded by Mike Kirsch and passed unanimously.

P-07-05-03. Hunter Rental Enterprises, Inc., 2600 State Road 37 South, Martinsville, IN.

Requesting a determination of how a Special Exception will affect the Master Land Use Plan, at 2510 Old State 37 South, to allow an indoors recreational practice facility.

Attorney Phil Smith made the presentation to the Commission. Mr. Smith stated that his client was requesting a determination of how a Special Exception will affect the Master Land Use Plan, at 2510 Old State Road 37 South, to allow an indoor recreational practice facility. The area is zoned agriculture. There is a residence on the property and commercial business in the area. This indoor facility would be used for practice sessions; no games are to be played in the facility. The practice season would be from November 1 through March 31 and would be five nights a week. The age of student using the facility would be 14-15 years old.

City Engineer Holloway stated that this is compatible with the Master Land Use, as it would develop in the future. Mr. Holloway said that there is a possibility that the area will be commercial in 10 years. He further stated that this request would have to be approved by the Board of Zoning Appeals, and the Zoning Board could impose restrictions.

REMONSTRATORS:

1. Melissa Messmer, 2440 Old State Road 37 South. Mrs. Messmer was concerned about traffic, lighting, and drainage. She would like the area to stay residential. She further said she had a handicapped son and the additional noise and traffic would cause problems for her son.
2. Kathy Scott, 2410 Old State Road 37 South. She liked the existing quiet neighborhood. She was concerned about the additional traffic and the possibility of devaluing the property in the area.
3. Kelly Manley, 2430 Old State Road 37 South. Against the request.
4. Allen Griggs, 2209 Old State Road 37 South. Against the request. Would like the area to stay as it is. He requested that another area be found for this facility.

DISCUSSION: Discussion followed.

MOTION: Joanne Stuttgen made a motion stating that the request for a Special Exception to allow an indoor recreational practice facility at 2510 Old State Road 37 South was consistent with the Master Land Use Plan but there would have to be parking in the rear with no glaring lights. Tom Williams seconded the motion. The motion

failed to pass with only three members voting in favor of the motion (Mike Kirsch, Joanne Stuttgen, and Tom Williams), and five members voting to oppose the motion (Terry Collier, Shirley Fleck, Ross Holloway, Marilyn Siderewicz, and David Trout).

P-07-05-04. Joanne Stuttgen --- guest speaker to address the Plan Commission.

Joanne Stuttgen introduced Don Lehman, Zoning Director of the City of Nappanee, and Larry Andrews, Director of Economic Development and Director of the Chamber of Commerce in Nappanee. A presentation was given regarding what had been done in Nappanee. A question and answer session followed.

ADJOURNMENT: There being no further business, the meeting adjourned.

NEXT MEETING: A Special Meeting of the Martinsville Plan Commission is scheduled for 7:00 PM, Thursday, May 24, 2007. Mr. Duncan Campbell, president of Preservation Development of Bloomington will be the guest speaker. The next regularly scheduled meeting will be at 7:00 PM, Tuesday, June 26, 2007.

David Barger, Chairman (ABSENT)

Marilyn Siderewicz, Secretary

Douglas Arthur (ABSENT)

Grady Howard (ABSENT)

Rod Bray, Attorney (ABSENT)

Shirley Fleck

Ross Holloway

Joanne Stuttgen

David Trout, Vice-Chairman

Tom Williams

Mike Kirsch

Terry Collier